

1 BILL NO. R-84-04-34

2 RESOLUTION NO. R-60-84

3 A RESOLUTION FINDING, DETERMINING  
4 AND RATIFYING AN INDUCEMENT RESOLUTION  
5 OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
6 AUTHORIZING THE ISSUANCE AND SALE OF  
7 \$1,500,000.00 ECONOMIC REVENUE BONDS OF THE  
8 CITY OF FORT WAYNE, INDIANA,  
9 FOR THE PURPOSE OF INDUCING THE APPLICANT,  
10 WAYNE MEDICAL CENTER ASSOCIATES, LTD.  
11 TO PROCEED WITH THE ACQUISITION  
12 CONSTRUCTION AND EQUIPPING OF THE PROJECT.

13 WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is  
14 authorized by I.C. Sec. 36-7-12 (the "Act") to issue revenue  
15 bonds for the financing of economic development facilities, the  
16 funds from said financing to be used for the acquisition,  
17 construction and equipping of said facilities, and said facili-  
18 ties to be either sold or leased to another person or directly  
19 owned by another person; and

20 WHEREAS, Wayne Medical Center Associates, Ltd. (the  
21 "Applicant") has advised the Fort Wayne Economic Development  
22 Commission and the Issuer that it proposes that the Issuer  
23 acquire and equip an economic development facility and sell  
24 and/or lease the same to the Applicant or loan proceeds of an  
25 economic development financing to the Applicant for the same,  
26 said economic development facility to be acquisition and reno-  
27 vation of the Medical Center Building located at 347 W. Berry,  
28 plus the purchase of the parking lot located immediately adja-  
29 cent to the east of the above described property within the City  
30 of Fort Wayne, Indiana, including costs of issuance (the  
31 "Project"); and

32 WHEREAS, the diversification of industry and an increase in  
jobs to be achieved by acquisition and construction and  
equipping of the Project will be of public benefit to the  
health, safety and general welfare of the Issuer and its  
citizens; and



1           WHEREAS, having received the advice of the Fort Wayne  
2 Economic Development Commission, it would appear that the  
3 financing of the Project would be of public benefit to the  
4 health, safety and general welfare of the Issuer and its  
5 citizens; and

6           WHEREAS, the acquisition and construction of the faci-  
7 lity will not have an adverse effect on any similar facility  
8 already constructed or operating in or about Fort Wayne,  
9 Indiana.

10           NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
11 THE CITY OF FORT WAYNE, INDIANA:

12           SECTION 1. The Common Council finds, determines, rati-  
13 fies and confirms the promotion of diversification of economic  
14 development and job opportunities in and near Fort Wayne,  
15 Indiana and in Allen County, is desirable to preserve the  
16 health, safety and general welfare of the citizens of the  
17 Issuer; and that it is in the public interest that Fort Wayne  
18 Economic Development Commission and said Issuer take such action  
19 as it lawfully may to encourage diversification of industry and  
20 promotion of job opportunities in and near said Issuer.

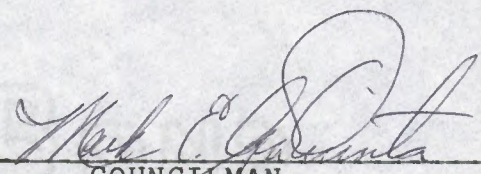
21           SECTION 2. The Common Council further finds, deter-  
22 mines, ratifies and confirms that the issuance and sale of reve-  
23 nue bonds in an amount not to exceed \$1,500,000.00 of the Issuer  
24 under the Act for the acquisition, construction and equipping of  
25 the Project and the sale or leasing of such a financing to the  
26 Applicant for such purposes will serve the public purpose  
27 referred to above, in accordance with the Act.

28           SECTION 3. In order to induce the Applicant to proceed  
29 with the acquisition, construction and equipping of the Project,  
30 the Common Council hereby finds, determines, ratifies and con-  
31 firms that (i) it will take or cause to be taken such actions  
32 pursuant to the Act as may be required to implement the afore-

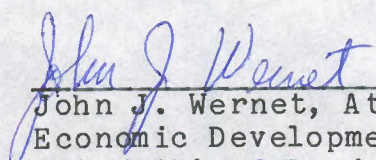


1 said financing, or as it may deem appropriate in pursuance  
2 thereof, provided that all of the foregoing shall be mutually  
3 acceptable to the Issuer and the Applicant; and (ii) it will  
4 adopt such ordinances and resolutions and authorize the execu-  
5 tion and delivery of such instruments and the taking of such  
6 action as may be necessary and advisable for the authorization,  
7 issuance and sale of said economic development bonds.

8 SECTION 4. All costs of the Project incurred after the  
9 passage of this Inducement Resolution, including disbursement or  
10 repayment of the Applicant of monies expended by the Applicant  
11 for planning, engineering, interest paid during construction,  
12 underwriting expenses, attorney and bond counsel fees, acquisi-  
13 tion, construction and equipping of the Project will be per-  
14 mitted to be included as part of the bond issue to finance said  
15 Project, and the Issuer will thereafter either sell or lease the  
16 same to the Applicant or loan the proceeds of such financing to  
17 the Applicant for the same purposes.

18  
19   
20 COUNCILMAN

21 APPROVED AS TO FORM AND  
22 LEGALITY.

23   
24 John J. Wernet, Attorney for the  
25 Economic Development Commission  
26 Dated this 23 day of April, 1984



Read the first time in full and on motion by Din Dunte, seconded by Stew, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: 4-24-84

Madgida Eberoff  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Din Dunte, seconded by Redd, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-15-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-60-84

on the 15th day of May, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 16th day of May, 19 84, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of May, 19 84, at the hour of 10 o'clock A.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



BILL NO. R-84-04-34

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ ~~XXXXXXXXX~~ A RESOLUTION FINDING, DETERMINING AND RATIFYING AN  
INDUCEMENT RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
AUTHORIZING THE ISSUANCE AND SALE OF \$1,500,000.00 ECONOMIC REVENUE  
BONDS OF THE CITY OF FORT WAYNE, INDIANA, FOR THE PURPOSE OF INDUCING  
THE **APPLICANT** WAYNE MEDICAL CENTER ASSOCIATES, LTD. TO PROCEED  
WITH THE ACQUISITION CONSTRUCTION AND EQUIPPING OF THE PROJECT

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

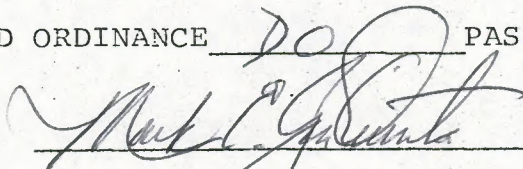
MARK E. GIAQUINTA, CHAIRMAN

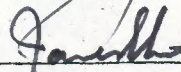
JAMES S. STIER, VICE CHAIRMAN

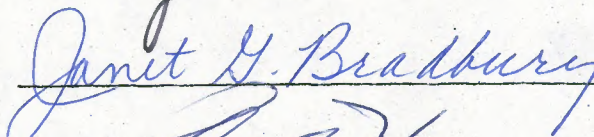
JANET G. BRADBURY

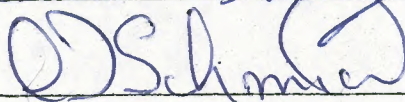
THOMAS C. HENRY

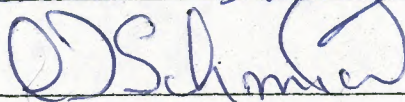
DONALD J. SCHMIDT













APPLICATION  
TO  
FORT WAYNE, INDIANA, ECONOMIC DEVELOPMENT COMMISSION  
FOR  
ECONOMIC DEVELOPMENT REVENUE BOND FINANCING



A. GENERAL INFORMATION:

1. Applicant's Name: Wayne Medical Center Associates, Ltd.
2. Address of applicant's principle office and place of business:  
590 Lincoln Tower  
Fort Wayne, IN 46802
3. Name of contact person for additional information and notices:  
William D. Swift, Attorney
4. Address of contact person:  
590 Lincoln Tower  
Fort Wayne, IN 46802
5. Phone number of contact person ( 219 ) 423-4422

B. PROJECT INFORMATION:

6. What is the proposed amount of the bond issue? (include cost of project plus issuance cost of bonds) \$ 1,500,000
7. Provide a brief description of the project: Acquisition and renovation of Medical Center Building  
located at Southeast corner of Berry and Ewing Streets  
in Fort Wayne, Indiana



8. Itemize the use of the bonds by expenditure category.

<u>Item</u>	<u>Estimated Expenditure</u>
<u>Acquisition</u>	<u>1.25 million (including lot next door)</u>
<u>Renovation</u>	<u>.50 million</u>
<u>Soft Costs</u>	<u>.05 million</u>
<u>Total</u>	<u>1.80 million</u>

9. If the proceeds of the bond issue are not sufficient to complete the proposed project, itemize the additional amount of funds which will be necessary and indicate the source of such funds. \_\_\_\_\_

Limited Partners

\_\_\_\_\_

\_\_\_\_\_

10. Where is the proposed project to be located? (Give street address and attach a legal description for property as it appears on County Auditor's Records)

Southeast Corner of Berry and Ewing Streets

11. Are architects' renderings or blueprints available on facilities to be constructed? Yes\_\_\_ No xx

If yes, provide a copy of those renderings and blueprints to the coordinator of the Fort Wayne Economic Development Commission.

If no, describe facilities to be constructed.

Original drawings of building are available -- but no  
copies

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



12. Is the project solely within the city limits of Fort Wayne? Yes xx No

If no, give the name of the township and/or other municipality in which it is located.                                     

13. If project is not located within the city limits of Fort Wayne, will you waive your right to remonstrate annexation? Yes      No      n/a

14. Is the project within the Fort Wayne Community School District? Yes xx No

If no, state the name of appilcable school district.

15. What is the approximate size of the tract or parcel of property on which the project is to be situated?

150' x 155'

16. Is the proposed facility, or a portion thereof, to be leased to another entity or entities? Yes xx No

If yes, name the entity or entities and indicate the portion of the project to be leased.

Entity

% Leased

See Exhibit A attached hereto and made a part hereof



C. APPLICANT INFORMATION:

17. Type of organization under which the applicant does business (e.g. operation, partnership, sole proprietorship, joint venture).

Limited Partnership

18. Under the laws of what state is the applicant orgnaized?

Indiana

19. Name the business or businesses in which the applicant is engaged.

## New partnership

20. Is the applicant qualified to do business in Indiana?  
Yes xx .No

21. How long has the applicant been in operation in Allen County? 0 Years.

22. Please list the names and titles of principal operating personnel.

Name \_\_\_\_\_

Title

David J. Norton

General Partner

William D. Swift

General Partner



23. Please list all persons or firms having an ownership interest of 10% or more in the applicant.

<u>Name</u>	<u>% Ownership</u>
<u>unknown</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

24. Are any persons both (a) shareholders or holders of any debt obligation of the applicant; and (b) officers or members of the Fort Wayne Economic Development Commission or the Common Council of the City of Fort Wayne or the Allen County Council? Yes      No xx

If yes, list that person or persons.

25. Has any person listed above been convicted of a felony, or convicted of, or enjoined from, any violation of a state or federal securities law within the past ten (10) years? Yes      No      n/a

If yes, list that person or persons.

D. ZONING AND INFRASTRUCTURE INFORMATION:

26. What is the nature of the business to be conducted at the project location?

Medical and Dental and related professional offices

27. What is the existing zoning classification on the project site? B-3-B



28. What zoning classification does this project require?

B-3-B

29. Is the project site within the flood plain or rivergreenway area? Yes \_\_\_\_\_ No xx

30. Does the proposed project need to be located within an economic development target area? Yes \_\_\_\_\_ No xx

31. Will the proposed project have ready access to City water? Yes xx No \_\_\_\_\_

If no, state the intended source of water for this project.

\_\_\_\_\_  
\_\_\_\_\_

32. Will the proposed project have ready access to City sewer? Yes xx No \_\_\_\_\_

If no, do you intend to access that utility, or are septic tank and other temporary sewage treatment and disposal facilities to be used in lieu of sewers?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

33. Are any adverse environmental impact anticipated by reason of operation of the proposed project, with particular reference to air, noise or water pollution?  
Yes \_\_\_\_\_ No xx

If yes, briefly describe that impact.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



E. PUBLIC BENEFIT INFORMATION:

34. State the number of jobs currently employed by the applicant within Allen County. Full Time 0 Part Time 0

35. State the number of jobs to be created by the proposed project once it is placed into operation.

Full Time            Part Time            unknown

36. State the number of jobs to be created by the proposed project with three (3) years after it is placed into operation. Full Time            Part Time            unknown

37. Briefly describe the category and nature of the new jobs to be created.

The Project, if properly done, should encourage physicians and dentists to locate in the downtown area, and refrain from leaving the downtown area. The jobs created will simply be a shifting of existing jobs; however we feel it is important to keep these professional people downtown.

38. What additional annual payroll will the new jobs generate (a) immediately after the proposed facilities are placed, and (b) within three (3) years thereafter.

(a) \$                                   

(b) \$                                   

unknown



39. If the proposed project would not be approved for tax-exempt financing, is there any substantial possibility that loss of existing jobs would occur within Allen County?  
Yes xx No

If yes, please list the approximate number of jobs to be lost and the approximate net annual payroll lost. Also, give reason for those jobs to be lost.

unknown

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40. How will the proposed project further the economic development objectives of the City of Fort Wayne?

We need to keep "good" medical and dental people in  
the downtown area to maintain its growth and balance.

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F. ADVERSE COMPETITIVE EFFECT INFORMATION:

41. Do any current or potential business competitors at present exist within the boundaries of Allen County?  
Yes xx No

If yes, list that competitor(s) and state if the use of tax-exempt economic development revenue bonds for this project will put that competitor(s) at a competitive disadvantage.

Any other office building leasing space.

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42. Will the proposed facility have an adverse competitive effect upon similar facilities already constructed and operating in Allen County? Yes \_\_\_\_\_ No xx

If yes, state that adverse competitive effect.

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43. If bond proceeds are to be utilized for construction of a new facility, why could not any existing facilities have met the needs of the applicant?

n/a

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G. FINANCIAL AND LEGAL INFORMATION:

44. Applicant's net worth as of the end of the calendar quarter preceeding the date of application.

\$ 300,000.00

45. Have tentative arrangements been made for the sale of bonds? Yes xx No \_\_\_\_\_

If yes, briefly describe any such arrangements.

Contacts with Indiana National Bank and several Mortgage  
Brokers

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46. Has the proposed project been informally reviewed by bond counsel to determine whether it is in accordance with applicable state and federal law? Yes x No

If yes, state name and address of the firm of bond counsel.

James Shannahan

Ice, Miller, Donadio and Ryan

One American Square

Indianapolis, IN 46280-0002

47. How much equity contribution will be made by the applicant toward this project?

\$300,000.00

48. Is this a "Loan Through Lender" project? Yes     No xx

If yes, which local bank is providing a commitment for the necessary Letter of Credit (attach copy of same)

H. APPLICANT'S CERTIFICATION:

I/We certify that all information in this application and attached exhibits are true and complete to the best of my /our knowledge and belief. Verification may be obtained from any source named herein.

WAYNE MEDICAL CENTER ASSOCIATES, LTD.

Name of Applicant

1.

BY:

William D. Swift

William D. Swift

ITS: General Partner

SEAL

2.

BY:

David J. Norton

David J. Norton

ITS: General Partner

Dated this 11th day of April, 19 84.